

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 Capitol Avenue, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000

&

\$2,600,000

### Median sale price

Median price \$1,900,000

Property Type House

Suburb Mckinnon

Period - From 01/04/2025

to

30/06/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 44 Stewart St ORMOND 3204      | \$2,517,000 | 21/06/2025   |
| 2 | 7 Mackie Gr BRIGHTON EAST 3187 | \$2,375,000 | 26/05/2025   |
| 3 | 14 Lysbeth St MCKINNON 3204    | \$2,450,000 | 24/05/2025   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/09/2025 12:00

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

June quarter 2025: \$1,900,000



4 2 2

Property Type: House

Comparable Properties



44 Stewart St ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$2,517,000  
Method: Auction Sale  
Date: 21/06/2025  
Property Type: House (Res)



7 Mackie Gr BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,375,000  
Method: Private Sale  
Date: 26/05/2025  
Property Type: House



14 Lysbeth St MCKINNON 3204 (REI)

Agent Comments

4 2 3

Price: \$2,450,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: House (Res)  
Land Size: 730 sqm approx